

LOCATION MAP

Parcel No. Property Owner:

1. Boothe Richard L. & Sherry A.
18646 Creekside Pass
San Antonio, TX 78259-3307

2. Cantu Rudy
968 Keats St.
San Antonio, TX 78211

3. Nuno Miguel A. & Maria B.
18638 Creekside Pass
San Antonio, TX 78259-3307

4. Kirkland George P. & Sandra M.
18634 Creekside Pass
San Antonio, TX 78259-3306

5. Davis Kenneth A. & Christine Godelas-Davis
18630 Creekside Pass
San Antonio, TX 78259-3306

6. Green James Dee
18626 Creekside Pass
San Antonio, TX 78259

7. Hutchings David R. & Amy J.
18622 Creekside Pass
San Antonio, TX 78259

8. Gauthrey Ann M.
18618 Creekside Pass
San Antonio, TX 78259-3306

9. Martinez Eulimio C. & Josephine E.
18614 Creekside Pass
San Antonio, TX 78259-3306

10. Soares Lee S. & Shirley M. Fmly Trust
10080 Pleasant Grove School Rd
Elk Grove, CA 95624

11. Helm Sandy
18606 Creekside Pass
San Antonio, TX 78259

12. Miller Gerald R. Sr. & Margaret L.
18602 Creekside Pass
San Antonio, TX 78259-3306

13. Questell Raul & Wanda
2359 Station Run
San Antonio, TX 78259-3310

14. Cornwall Bradley & Brenda
18635 Creekside Pass
San Antonio, TX 78259-3307

Parcel No. Property Owner:

15. Marquez Stephen A.
18631 Creekside Pass
San Antonio, TX 78259-3306

16. DeBruyn Marie
PO Box 90821
San Antonio, TX 78209

17. Stetter Stephanie
18623 Creekside Pass
San Antonio, TX 78259-3306

18. Breiten David R. Jr. & Cynthia R.
18619 Creekside Pass
San Antonio, TX 78259-3306

19. Navarro Jesus Jr.
313 Swallow
McAllen, TX 78504

20. Morales Karen
18611 Creekside Pass
San Antonio, TX 78259-3306

21. Riojas George A. & Dolores C.
18607 Creekside Pass
San Antonio, TX 78259-3306

22. Redland Ridge Assoc Inc
C/O Wildwood Mgmt. Co.
2611 North Main Ave.
San Antonio, TX 78212

23. Classen M J Jr. Etal
25966 US Hwy 281 N
San Antonio, TX 78258-7101

24. TIME for Christ Inc
613 W Loop 410 Suite 680
San Antonio, TX 78216

25. Redland Partners
150 N Market St.
Wichita, KS 67202-1900

26. Evans John & Patricia
18685 Redland Rd
San Antonio, TX 78259-3571

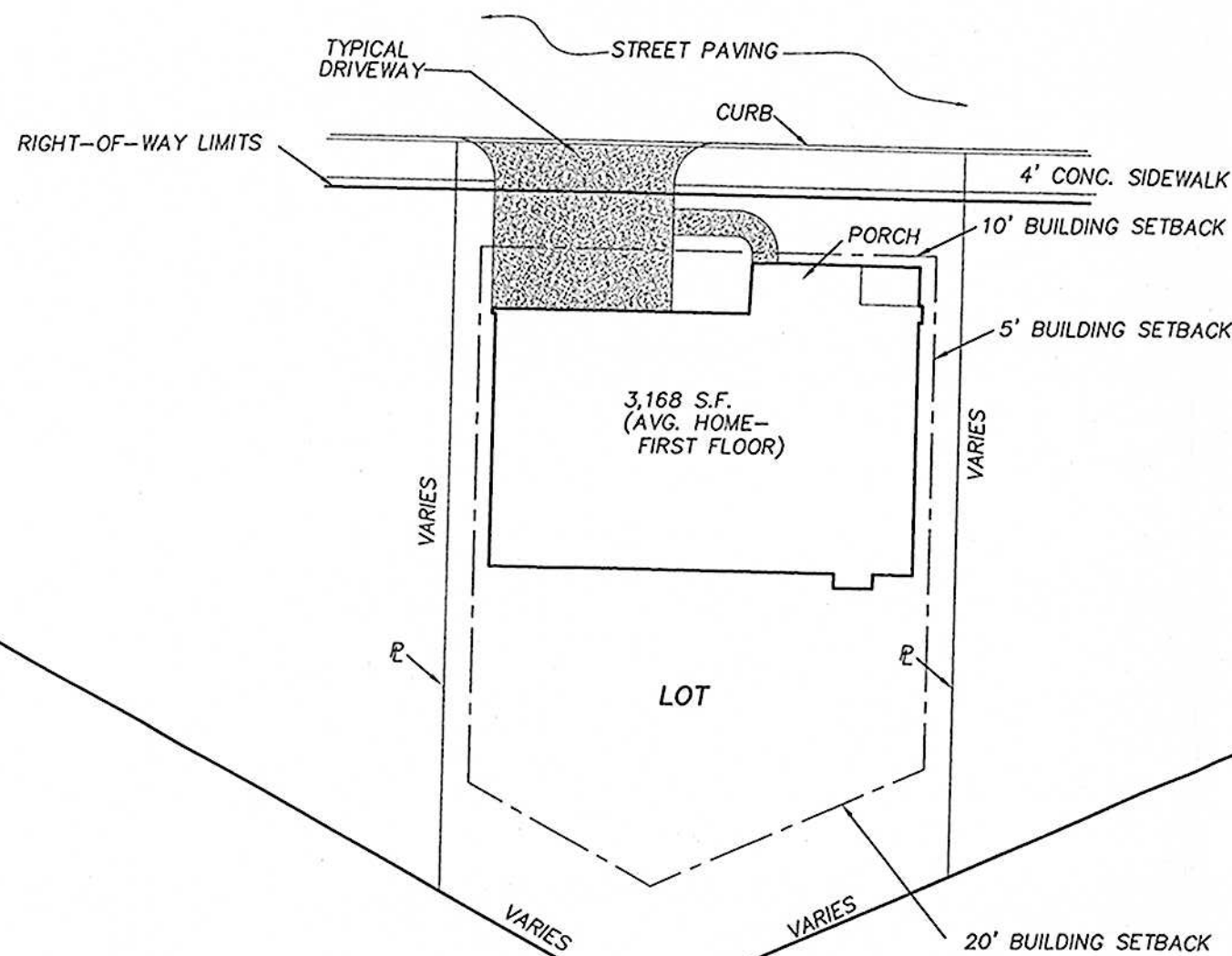
27. Bartholomew Kerry
PO Box 17249
San Antonio, TX 78217-0249

28. Rivera Maricela
18702 Creekside Pass
San Antonio, TX 78259

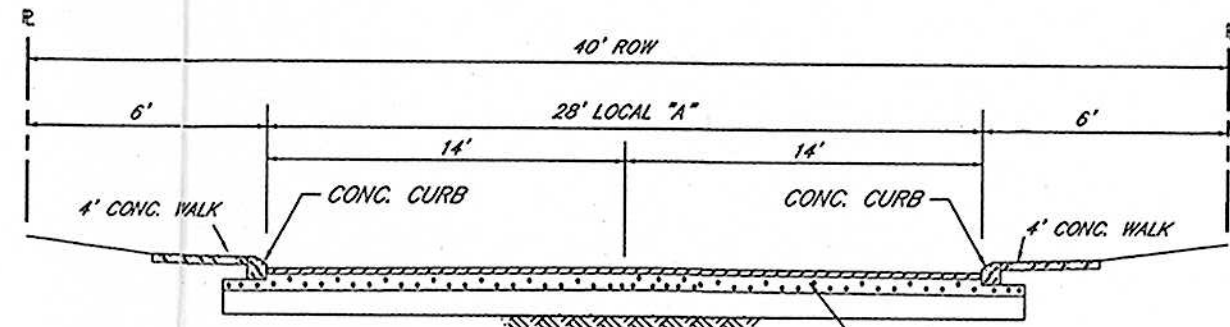
D = 03'16'37"
R = 1402.69'
T = 40.12'
L = 80.23'

CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT LENGTH
C18	21°10'18"	44.00	8.23
C19	21°10'18"	44.00	8.23
C20	21°10'18"	56.00	10.47
C21	21°10'18"	56.00	10.47

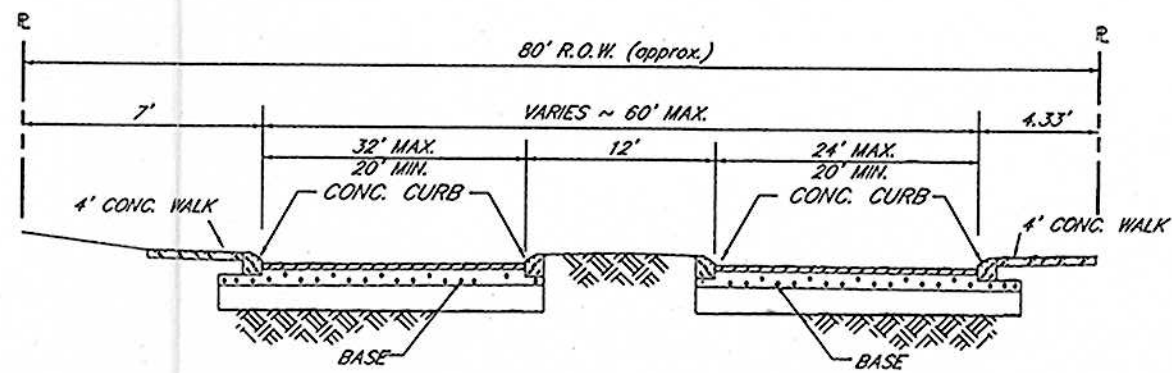
NOTE: REDLAND RD IS SHOWN AS AN 86' R.O.W. IN THE COSA MAJOR THOROUGHFARE PLAN. THE OWNER OF THE PROPERTY WILL DEDICATE 13' FOR FUTURE R.O.W. IMPROVEMENTS.



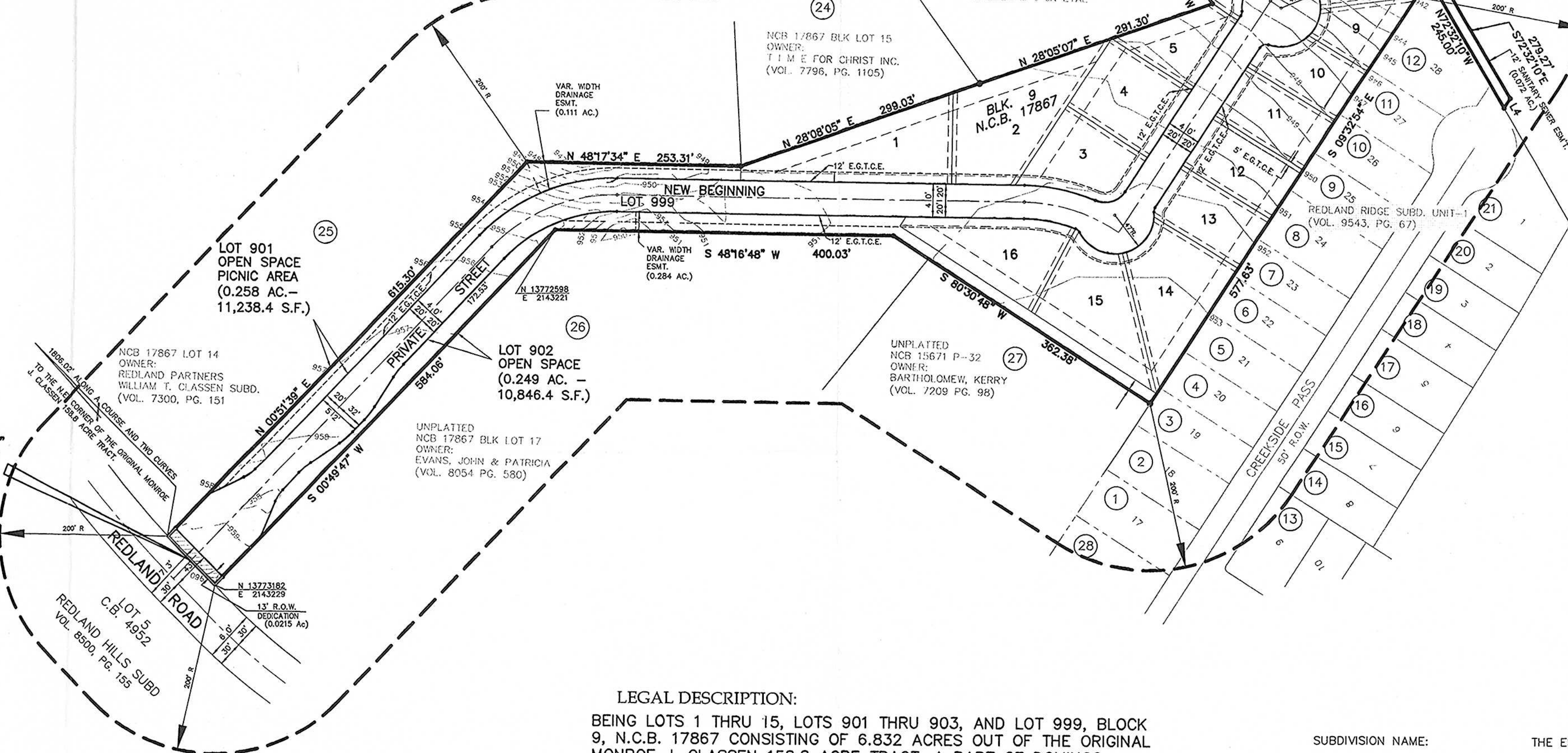
TYPICAL LOT (NOT TO SCALE)



TYPICAL STREET SECTION (NOT TO SCALE)



ENTRANCE STREET SECTION (NOT TO SCALE)



LEGAL DESCRIPTION:

BEING LOTS 1 THRU 15, LOTS 901 THRU 903, AND LOT 999, BLOCK 9, N.C.B. 17867 CONSISTING OF 6.832 ACRES OUT OF THE ORIGINAL MONROE J. CLASSEN 158.8 ACRE TRACT, A PART OF DOMINGO LOSOYA O.S. 354 1/2, ABSTRACT 451, C. B. 4952, RECORDED IN VOLUME 11793, PAGE 2429 W.D., AND A 12' SANITARY SEWER EASEMENT (0.072 ACRES) ALONG THE NORTH RIGHT-OF-WAY OF A 135' ELECTRIC EASEMENT RECORDED IN VOLUME 5463, PAGE 603, DEED PROPERTY RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

PUD 07.028

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF THE ESTATES AT REDLAND SUBDIVISION, P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

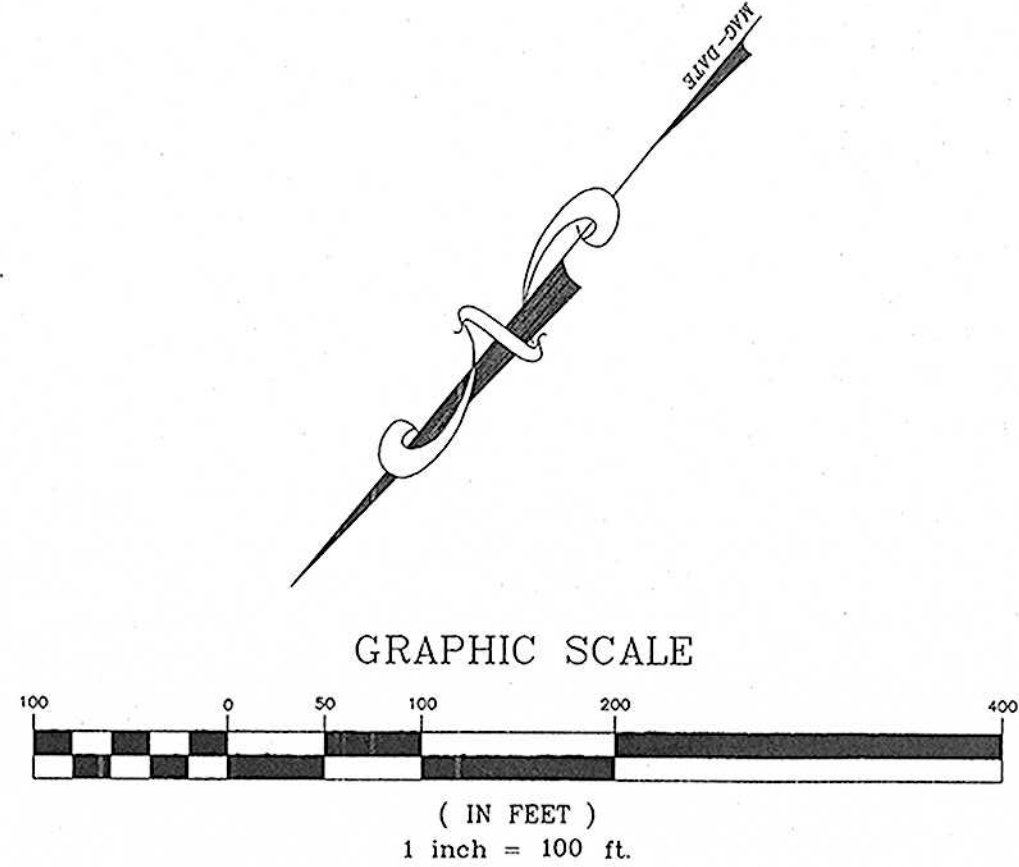
DATED THIS 24th DAY OF October A.D., 2007

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

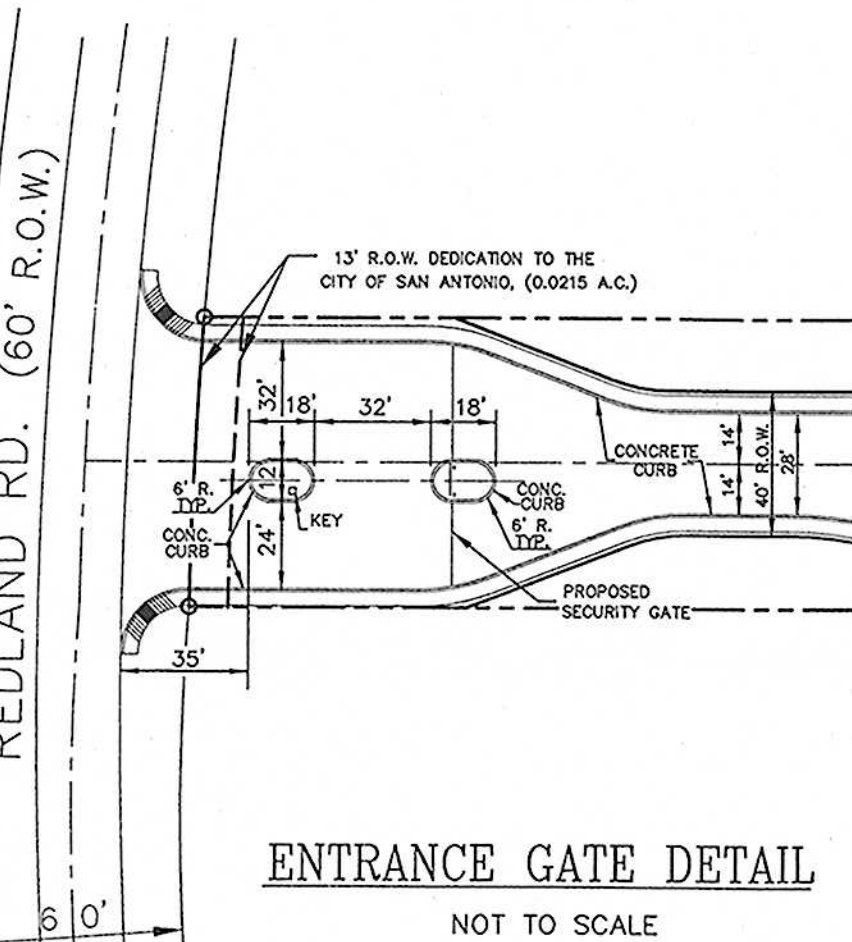
PHASES	1
NUMBER OF DWELLING UNITS	15
RESIDENTIAL DENSITY	2.17 UNITS/ACRE
PASSIVE OPEN SPACE	0.249 ACRES
DEVELOPED OPEN SPACE (PICNIC AREA)	0.258 ACRES
OFFSTREET PARKING AND LOADING SPACES	0

SUBDIVISION NAME:	THE ESTATES AT REDLAND SUBDIVISION
CITY PLAN ID NUMBER:	
OWNER/DEVELOPER:	GAMEZ FAMILY LTD. PARTNERSHIP 2322 ESTATES GATE DR. SAN ANTONIO, TEXAS
ADDRESS:	
DESIGNER / ENGINEER:	BRIONES CONSULTING & ENGINEERING LTD. 8118 BROADWAY SAN ANTONIO, TX 78209
ADJACENT PROPERTY OWNERS:	SEE PLAN
PROPOSED LAND USE:	THE PROPOSED LAND USE IS RESIDENTIAL
FLOOD PLAIN:	THERE IS NO FLOOD PLAIN ON THE PROPERTY.
STREET:	THE STREET WILL BE A PRIVATE ACCESS LANE. APPROXIMATELY (1,600 LINEAR FT)
GATED STATUS:	THE SUBDIVISION WILL BE GATED. THE GATE WILL BE OPERATED BY A TRANSMITTER.
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
BASIS OF BEARING:	THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
PROPERTY ZONING:	PUD R6 ERZD.
PHASING:	THIS PUD WILL BE DEVELOPED IN ONE (1) PHASE.
TOTAL PROPERTY ACREAGE:	6.904 ACRES
TOTAL NUMBER OF LOTS:	19
PAVED SQUARE FOOTAGE:	55,354 S.F.
FLOOR AREA RATIO:	0.216
TOTAL AREA OF OPEN SPACE:	22,084.92 S.F. (0.507 AC.)
DENSITY:	15 LOTS / 6.904 ACRES = 2.17 LOTS PER ACRE (MAX 5 UNITS PER ACRE)
UTILITIES PROVIDERS:	SAWS, OPS, TIME WARNER CABLE, AT&T

P.U.D. NO. 07-028



LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°04'40"E	82.02'
L2	N56°04'40"W	42.36'



ENTRANCE GATE DETAIL (NOT TO SCALE)

REVISIONS	
date	description
08/06/07	COSA REVIEW
08/13/07	COSA REVIEW
08/15/07	COSA REVIEW
08/23/07	COSA REVIEW

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828-1432 fax



P.U.D. PLAN
THE ESTATES AT REDLAND SUBDIVISION
SAN ANTONIO, TEXAS

DATE: 08-23-07
JOB No.



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Rolando Briones, P.E.

DATE: October 24, 2007

Address: Briones Engineering Ltd.
8118 Broadway
San Antonio, Texas 78209

FROM: Rebecca Paskos, Planner

COPIES TO: File

SUBJECT: PUD # 07-028

Name: The Estates at Redland

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development
Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Parks and Recreation Department approves with the following conditions:

The Estates at Redland is a proposed subdivision with 15 single family units. UDC Section 35-503, Table 503-1 states that Planned Unit Developments are required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 0.2 acres. This subdivision will provide picnic amenities for a credit of 0.25 acres of park/open space dedication.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC Section 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC Section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC Section 35-503(f) *Development Phasing*.
- All amenities must comply with UDC Section 35-503(h) *Credit for Park Facilities*.

If you have any questions please contact Joel Sears at 210-207-4091.

DSD – Traffic Impact Analysis & Streets approves with the following conditions:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic.
- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed The Estates at Redland Subdivision is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC Section 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC Section 35-506 will be implemented at the time of platting.

If you have any questions please contact Juan Ramirez at 210-207-0281.

SAWS Aquifer Protection approves with the following conditions:

- The SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491 at the time of platting:
 - 100 year flood plain shown and buffering (if applicable)
 - Significant recharge features and buffering (if applicable)

- Category letter for all site specific plats (if category 2 or 3, an Aquifer Protection Plan is required) (if applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Aquifer Recharge zone and Watershed Protection Ordinance No.81491 this project should not exceed a maximum impervious cover of 30%.

If you have any questions please contact Kirk Nixon at 210-233-3523.

If you have any questions regarding this approval please call Rebecca Paskos at 210-207-0042.